

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
BUILDING CODES COMMITTEE

September 12, 2001
Maricopa Association of Governments Office
Saguaro Room
Phoenix, Arizona

COMMITTEE MEMBERS

Leon Manuel, Chairman, El Mirage	Armando Rivas, Paradise Valley
Ken Sowers, Avondale	Neil Burning, Peoria
Mike Tibbett, Carefree	Alan Olson, Phoenix
Bob Lee, Cave Creek	*Tim Wegner, Queen Creek
*Alex Banachowski, Chandler	Dave Potter, Scottsdale
*Patrick Davis, Fountain Hills	*John Guenther, Surprise
*Ralph Vasquez, Gila Bend	* Michael Williams, Tempe
JoRene Deveau, Gila River Indian Community	Mario Rochin, Tolleson
* Ben Cox for Ray Patten, Gilbert	* Skip Blunt, Wickenburg
Bryan Woodcox for Deborah Mazoyer, Glendale	*Steve Lawton, Youngtown
Steve Burger, Goodyear	Tom Ewers, Maricopa County
*Chuck Ransom, Litchfield Park	Rus Brock, Home Builders Association
Crystal Pearl, Mesa	

*Those members neither present nor represented by proxy.

OTHERS IN ATTENDANCE

Harry Wolfe, MAG

1. Call to Order

The meeting was called to order at 2:08 p.m. by Chairman Leon Manuel.

2. Approval of Meeting Minutes of August 15, 2001

Chairman Leon Manuel asked if there were any comments on the minutes. Harry Wolfe noted a correction forwarded to him by Steve Burger on agenda item #3 in the minutes, Steve Burger stated that at the AZBO Annual Business Meeting at the Hon-dah in Pinetop, Terry Vosler was elected Chair, Imad Eldurubi, Vice-chair and Martin Haeberle, Secretary/Treasurer. “ It was moved by Bob Lee , seconded by Mario Rochin and unanimously recommended to approve the meeting minutes of August 15, 2001.

3. Call to the Public

Leon Manuel asked if there were any comments from the public or members of the MAG Building Codes Committee. Steve Burger reported that AZBO would be having a hospitality suite in Yuma at the League of Arizona Cities and towns conference.

4. Adoption of the MAG Amendments to the International (ICC) Codes

Leon Manuel reported that at the August 15, 2001 MAG Building Codes Committee meeting it was recommended that a vote be taken on the adoption of the MAG Amendments to the International Codes on or before the date of the next Building Codes Committee meeting. He added that the MAG Building Codes Committee would be considering the efforts of a working group of AZBO regarding the adoption of the proposed MAG Amendments to the 2000 International Building Code, the 2000 International Residential Code and the 2000 International Mechanical Code. He also noted that the proposed amendments are contained in the AZBO Code Change Committee Report of Final Actions, May 21, 2001; and that adoption of the 2000 International Codes by January 2002 reflect the efforts of MAG members to maintain uniformity throughout the valley and to adopt the latest available codes.

Mr. Manuel said that MAG had been working Amendments to the ICC Codes for a year and that they were designed to enhance uniformity. He pointed out that MAG had been working on adopting uniform building codes since 1997. He noted that in Phase I, the MAG Building Codes Committee adopted the 1997 Building Codes and that in Phase II we are now considering adoption of the 2000 Codes (IBC, IRC and IMC) plus amendments.

Mr. Manuel said that after adoption of the 2000 Codes that it would be advantageous for the MAG Building Codes Committee to establish a regular cycle for adopting the latest code.

Bob Lee proposed that aside from exceptions that the entire document either be accepted or rejected. He emphasized that the actions were compiled by the Group and that it should either be adopted in its entirety or not adopted at all. He recommended against picking and choosing portions of the recommendations because that would undermine efforts of the stakeholders and usurp the mandate of the Code Change Committee. Mr. Lee moved to adopt the amendments to the ICC as a MAG standard. The motion was seconded by Steve Burger.

Mario Rochin asked whether the amendments include fuel gas and plumbing.

Bob Lee said that action excluded plumbing, fuel gas and includes those approved as submitted. The motion to adopt the amendments to the ICC as a MAG standard passed unanimously.

5. Adoption of the Interpretation of the MAG Building Inspectors/Plans Examiners Forum Regarding the Uniform Plan Review and Inspection of Pressure Treated Sill Plates

Mr. Ben Cox, Chairman of the MAG Inspectors/Plans Examiners forum presented the Forum's Memorandum of July 17, 2001 which recommended that for uniformity, pressure treated sill plates be required in both interior and exterior applications as required by UBC Section 2306.4. Bob Lee moved to accept the recommendation of the forum. The motion was seconded by Mario Rochin and passed unanimously.

Armando Rivas asked how many cities were doing this. Ben Cox responded that of the 12 jurisdictions surveyed five required treated interior/exterior, 1 required interior bearing walls/exterior and 6 required exterior only.

6. Rehabilitation Subcode of the New Jersey Uniform Construction Code

Leon Manuel noted that at the August 15, 2001 meeting of the MAG Building Codes Committee it was requested that the Committee review and discuss, the Rehabilitation Subcode of the New Jersey Uniform Construction Code. He mentioned that the subcode was transmitted to members of the Committee under separate cover by the City of Mesa. Mr. Manuel requested input from the MAG Building Codes Committee on the viability of the subcode for use in the Region will be solicited.

Crystal Pearl expressed concern that the New Jersey Code is not applicable in the Valley; that it is not a uniform model code and that the type of building stock in New Jersey is very different from that in Mesa.

Bob Lee said that when he researched the New Jersey Code he questioned its validity for application in this region for the following reasons:

- a. The Rehabilitation Subcode of the New Jersey Uniform Construction Code references other subcodes which are not part of our code structure and hence could not be enforced.
- b. Provisions of other subcodes do not apply
- c. Page 12 states that there is no limit to the amount of repair work that can be done while the definition on Page 1 statements that the requirements for repairs are brief due to the "limited nature of the work."
- d. Page 45 shows an allowance for dead end corridors of 35 feet or almost twice what is currently allowed in the UBC
- e. Page 79 - does not require handrails
- f. Page 146 - significantly reduces the requirements for emergency egress windows in bed and breakfasts from the established UBC requirements.
- g. Page 147 - electrical wiring only requires two receptacles per room.

Mr. Lee said that this Code is significantly less stringent than what we are accustomed to using in the UBC and that it will be less than the IBC.

Bob Lee moved to recommend against adoption of the Uniform Construction Code as developed by New Jersey. The motion was seconded by Alan Olson and passed unanimously.

7. Status Report on Initiatives on Establishing a Common Permitting Process

Alan Olson stated that Phoenix was continuing with initiatives on establishing a common permitting process. He said that some vendor demonstrations of software had been provided over the summer.

Harry Wolfe asked if he should continue to include this topic on the MAG Building Codes Agenda each month. Alan Olson said that it wasn't necessary to include as a monthly item; and that updates could be given when there was information to report.

8. Legislative Issues

Steve Burger reported that Phoenix was proposing State adoption of the UFC and the UMC at the League Conference in October.. He said that the Fire Fighters Union was supporting the UFC. It was noted that the President of the Fire fighters union came out against the International family of codes.

Ben Cox inquired about HB 1525 dealing with Sound Attenuation Standards. He said that we need to look into this matter.

9. Plumbing Code Commission

Steve Burger said he hadn't heard much on the status of the Plumbing Code. He said that he wanted to appeal voting on the use of the IPC. He noted that the IPC is available from IAPO.

10. Updated MAG Building Codes Committee Membership

Leon Manuel stated that an updated membership roster for the MAG Building Codes Committee was included in the Agenda Packet. He requested that any changes to the list be forwarded to Harry Wolfe.

11. Topics for Future Agendas

Potential topics for the next meeting will be discussed. The next meeting of the MAG Building Codes Committee is scheduled for Wednesday, October 31, 2001 at 2:00 p.m. at the MAG Office.

The meeting adjourned at 3:30 p.m.